

To: City of Aurora
Planning & Development Services

From: Project Team

Date: May 14, 2024

Re: **Denver Deberesalam Medhanealem Ethiopian Orthodox Tewahedo Church (DDMEOTC)**
Preliminary Application Response (#1719032)

Liz Fuselier:

Please find below our responses to the Pre-Application comments for the DDMEOTC site plan proposal. To facilitate your review, we have included our responses in ***bold and italics***.

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The purpose of the I-1 district is to provide employment centers with offices, office showrooms, light manufacturing, research and development operations, and a limited range of associated retail services, at a low- to medium scale with high building design quality in an integrated or campus-like setting.

Response: Noted, thank you.

1B. Placetype

The Innovation District is where leading-edge anchor institutions and businesses connect with start-ups and business incubators and accelerators. This placetype fosters new ideas and enterprises by bringing together different people, companies and institutions and are key to increasing employment within the city.

Response: Noted, thank you.

1C. Overlay District

Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found here. Please contact Jeffrey Moore at 303.739.7676 or jmoore@auroragov.org with any questions you may have.

Response: Will apply for an Avigation Easement as required.

2. Land Use

2A. Historic Land Use-The property is currently vacant.

Response: Noted, thank you.

2B. Proposed Land Use-Place of Worship, associated classrooms, and office space.

Response: Noted, thank you.



3. Development Standards

3A. Dimensional Standards

Within the I-1 zone district, setbacks are as follows:

- i. Front-25' (from an arterial);
- ii. Side-20' (abutting a public street);
- iii. Rear-5' (generally); 20' (abutting a public street)
- iv. Building Height, maximum-100'

Response: Setback lines have been added to plans.

Per section 4.8.4, buildings on a site shall be arranged to promote multi-modal connectivity, provide visual interest to pedestrians, activate public spaces, and facilitate social interaction. Specifically, each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access onto, one of the following.

- a. A public or private street
- b. A public park, open space or common green
- c. A plaza or courtyard; or
- d. A pedestrian passage.

Response: Location of structures on site has been coordinated with the Development Review Team in a meeting on 4/1/24 to best satisfy the requirements of all parties.

Additionally, a primary structure located on a corner lot where two streets intersect shall orient to each street by having strong ties to each street setback line. Staff requests that the location and orientation of the building be shifted toward E 6th Avenue and N Ventura Street.

Response: Dimensional standards have been incorporated. The primary structure has been pushed as close as possible to each street setback line.

3B. Operations Plan

An Operations Plan will need to be submitted with the other appropriate development application/pre-submittal documents. The operations plan should include hours of operation, types of events and activities proposed on-site, maximum occupancy at peak times, expectation of evening events, the need for meal delivery or on-site meal preparation, the need and/or use of commercial kitchen facilities, how commercial food delivery will be accomplished and any additional information as appropriate.

Response: An operations plan has been provided.

3C. Access, Connectivity and Road Improvements

Provide a safe, convenient, and accessible pedestrian connection from the main entrance of the building to a public sidewalk or internal walkway that connects to a public sidewalk. Walkways shall be a minimum of 6' wide and include lighting at a height of 12' or less spaced no further than 50' on center. At each point where a sidewalk must cross a parking lot, internal street, or driveway to make a required connection, it shall be clearly marked by using one of the methods shown in Table 4.5-3 in the UDO. Access to the site will need to include Ventura Street as well as from 6th Avenue. The Ventura Street access will include full access while 6th Avenue will be a right-in and right-out configuration. As discussed during the pre-application meeting, 6th Avenue is a CDOT roadway and will be a referral during the site plan process. Site access shown onto Ventura Street must be aligned with access across the street or offset a minimum of 75' to reduce turning vehicle conflicts between the two sites.

Response: Site access has been coordinated with the Development Review Team in a meeting on 4/1/24 to best satisfy the requirements of all parties.

Street improvements should include sidewalks, curbs, and gutters as well as streetlights along 6th Avenue. Additionally, the following roadway improvements will need to be completed:

- i. *Ventura Street*: Provide a 5.5' detached sidewalk, 8' curbside landscaping, streetlights, and a sidewalk easement or additional right of way is required for the portion of the sidewalk outside



of the right of way. Curbside landscaping and street trees are required between the back of curb and the sidewalk.

Response: Sidewalk along Ventura right of way has been laid out per Aurora design standards.

ii. *6th Avenue*: Complete the northern half of the street including pavement, curb and gutter, a 10' detached sidewalk, and streetlights. Curbside landscaping and street trees are required between the back of curb and the sidewalk.

A deferral may be considered for the construction of the 6th Avenue improvements; however, the design would still be required as part of the site and civil plans.

Response: 10' sidewalk has been added along 6th Avenue right of way to connect existing sidewalk to the west with the pedestrian sidewalk ramp across Ventura St to the east. Conversations with Aurora Public Works (Jana Krell) clarified that there are no projected improvement plans along 6th Avenue scheduled in the future that we need to align our development with. Conversations with CDOT (Steve Loeffler) clarified that CDOT is not supporting any improvements along their state highway at this time. Right of way improvements along 6th Avenue have been shown to best fit the requests of the pre-application notes while avoiding disruption to the CDOT roadway. The improvements of the recent development to the immediate east of the proposed project (Bedrock Slingers, 690 N Ventura) have been used as a reference for our initial layout of the proposed 6th Ave improvements.

iii. The dedication of a 25' lot corner radius at the intersection of 6th Avenue and Ventura Street is required.

Response: Linework has been shown for 25' lot corner radius to be dedicated at NW corner of 6th Avenue and Ventura Street.

iv. A pedestrian connection to the ROW is required.

Response: Pedestrian connections have been included with the proposed development.

3D. Parking, Loading, and Stacking

Surface parking is limited along the frontage of major streets. In this case parking is limited along 6th Avenue. No more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking. Garage entries, carports, and parking structures shall be internalized in building groupings or oriented away from street frontage to the maximum extent practicable.

Response: Noted, thank you.

Off-street parking is required by Section 146-4.6. Based on the information provided, 24,000 SF place of worship (1 space per 4 persons design capacity space), classrooms (1 space per classroom, plus 1 space per 10 seating capacity in the largest assembly area), and offices, 156 parking spaces, including 6 accessible parking space(s) will be required. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide 10 bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted "U" rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Response: Noted, thank you.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

Response: Noted, thank you.

3E. Landscape, Water Conservation, Stormwater Management



General Landscape Plan Comments.

Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Plans to be prepared in accordance with the latest UDO

The landscape plan shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements.

Response: Provided as noted.

Landscape Plan Preparation

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Response: Noted.

Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

Response: Noted and prepared as noted above.

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

Response: Provided on LS and Civil sheets.

Section 146-4.7 Landscape, Water Conservation, Stormwater Management Requirements

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

Response: Plans prepared as noted above in accordance with the necessary UDO sections.

Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a.

Provide street trees at a ratio of one (1) tree per 40 linear feet of curbside landscaping along all public and private street frontages. Trees shall be provided in the curbside landscape when a detached sidewalk is installed or 4'-5' from the back of walk when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

Response: Noted. Please see site calculations.

Please note City Council passed a turf ordinance that prohibits the installation of non-functional turf. This includes all curbside landscapes. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division,



303.326.8819. Landscaping for the curbside area should follow this section and include shrubs at a ratio of one shrub per 40sf of curbside area.

Response: Noted. Please see site calculations.

Section 146-4.7.5 D. Street Frontage Landscape Buffers.

A 10' wide street frontage buffer as measured from the back of walk is required along 6th Avenue and Ventura Street. Landscaping shall consist of one tree and 10 shrubs per each forty linear feet of buffer length. A reduction in buffer width to six feet is permitted in accordance with Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions depending upon the buffer reduction feature chosen and shall be installed along the exterior sides of proposed fencing or walls.

Response: Noted. Please see site calculations.

Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or the like. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met and will be determined by staff once a site plan is submitted.

Response: Noted

Section 146-4.7.5.E.2.b. Non-Street Perimeter Buffers

Provide a 25' wide non-street perimeter buffer along the northern and western property boundary lines. A reduction in the buffer width to 12' is possible depending upon the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. While the buffer widths are less restrictive, plant quantities remain consistent. Plant material shall be provided at a ratio of one tree and five shrubs per 40 linear feet. Thirty percent of the tree species shall be evergreen.

Response: Noted. Please see site calculations.

Plant material shall be chosen based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement. Shrubs and ornamental grasses may not be substituted for the tree requirement unless the site is encumbered. Refer to the UDO for what is considered an encumbrance. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.

Response: Noted. Appropriate plant material selected.

No buildings or portions of buildings, including patios, drive lanes, parking, dumpster, dumpster enclosures as well as detention pond infrastructure such as rip rap, outlet structures or trickle channels may encroach into the buffer.

Response: Noted.

Section 146-4.8.5 J. Building Perimeter Landscaping

Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscaping shall consist of one tree or tree equivalent per each 40 linear feet of elevation length or per building face. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within the parking lot. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet. Lot Landscaping.

Response: Noted. Please see site calculations.



Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

Response: Noted. Please see site calculations.

Also provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' X 19' island and two trees and 12 shrubs per 9'X 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

Response: Noted. Please see site calculations.

Section 146-4.7.8 B. 2.b. Service, Loading, Storage and Trash Area Screening.

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

Response: Noted.

Section 146-4.7.5 L. Site Entryways and Intersections.

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This may be integrated with any proposed signage.

Response: Provided as noted.

Section 146-4.7.3 M. Detention and Water Quality Ponds.

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.



Response: Noted

Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Work's Departments.

Response: Noted.

All detention pond facilities shall be approved by the Aurora Public Works Department. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted



towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Response: Noted. Please see site calculations.

Section 146-4.7.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at 303.326.8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Noted. A future irrigation plan will be provided showing all irrigation improvements.

3F. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

Response: Noted, thank you.

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the

Table 4.8-1
Building Design Standards Applicability by Building Type
Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓	✓	✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:
[1] Only applies when more than two stories or over 30 feet tall.

façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

Response: Noted, all architectural elements are within the planned design.



3G. *Exterior Lighting*

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

Response: A photometric plan is included in the Site Plan set.

3H. *Signs*

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

Response: The sign locations are reflected on the elevation sheet and site plan sheet.

4. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: Noted, thank you. No adjustment requests are anticipated. Staff supports fronting the primary building on Ventura.

5. Submittal Reminders

5A. *CAD Data Submittal Standards*

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response: A CAD package will be provided prior to final mylar submission.

5B. *PDF Requirements*

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: All AutoCAD SHX text items have been turned off in each PDF. In addition, all PDFs have been flattened and layers removed.

5C. *Mineral Rights Notification*

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

Response: The Mineral Rights Affidavit is included in this submittal.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Response: Noted, thank you.



Please note that a separate pre-submittal meeting is required with the Land Development Review Services Division for the Subdivision Plat prior to application submittal. Please contact them directly to schedule this meeting.

Response: Noted, thank you.

Community Participation:

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

Response: Noted, thank you.

Community Meetings:

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.
- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and land use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.
- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.
- You can also find adjacent neighborhood groups associated with your site via this link: [Aurora Registered Neighborhood Associations - HOAs \(arcgis.com\)](http://AuroraRegisteredNeighborhoodAssociations-HOAs(arcgis.com))

Response: Noted, thank you. We do not anticipate a community meeting.

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

Response: Noted, thank you.

Parks, Recreation & Open Space Department (PROS)

No comments from this Division.

Response: Noted, thank you.

Forestry Division

There are no trees on this property that will be impacted by construction activities, but there are trees that should be protected located on the neighboring property to the north. Communication with that neighboring property will be required so that they understand tree protection measures, possible tree loss and how their site plan will be made whole so they are still in compliance with it should damage occur. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified.



Forestry's Role in Site Plan Review

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual – this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Ash Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this requirement.

Response: Noted, thank you.

Aurora Water

Utilities

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ Existing water and sanitary sewer are in Ventura St. to serve this development.
Response: Acknowledged. Proposed water and sanitary connections have been shown routed to Ventura.
- ▶ No connections permitted on the 36" water main in E. 6th Ave.
Response: Acknowledged. 36" main in 6th Avenue will be disregarded.
- ▶ Fire hydrants and private fire lines must be served from a looped water supply.
Response: Water loop has been proposed through access drive around site for fire hydrants and water service connections.
- ▶ Hydrant lateral's 150' and greater require calculations demonstrating a 20psi residual pressure.
Response: Acknowledged. No hydrant laterals over 150' have been proposed.
- ▶ A water fixture unit table is required to determine the water meter size.
Response: Acknowledged. Fixture unit table will be obtained from plumbing designer once building internal layout has been determined and will be provided to Aurora Water for meter sizing.
- ▶ Water quality and detention are required for this site. Detention basin to be in a drainage easement.
Response: Water quality and detention will be provided on site. Proposed drainage easement limits have been shown around detention basin in NW corner of lot.
- ▶ Grease interceptors are required for commercial kitchens.
Response: Acknowledged. No kitchen will be proposed as part of this development.

Utility Services Available:

- Water service may be provided from: 8" DIP in Ventura St.
Response: Noted, thank you.
- Sanitary sewer service may be provided from: 8" VCP in Ventura St.
Response: Noted, thank you.
- Project is located on the following Map Page: 06M
Response: Noted, thank you.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains



- Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development.
 - Grease Interceptors are required for commercial kitchens.
 - Sand/Oil Interceptors are required for vehicle maintenance facilities.
 - All utility connections in the arterial roadway are required to be bores.
- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).
 - Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.
 - Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.
Response: Noted, thank you.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
Response: Noted, thank you.

Stormwater Management^[TH1]

Aurora Water reviews the drainage and public improvement components of your project plans. Drainage design standards can be found in the city's "[Storm Drainage Design and Technical Criteria](#)" and "[Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#)".

Key Issues:

► Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

Response: Understood, preliminary drainage report and plan have been drafted and included with this site plan submittal for review.

► Basin boundaries should extend to the centerline of adjacent roadways if improvements to the roadways are required.

Response: Noted. No improvements to the right of way are being proposed as part of this development beyond curb cuts for site access.



► Since the site improvements appear to be less than 5 acres, water quality, 10 and 100-year detention should be provided for the site improvements. By variance, the water quality can be nested in the 100-year detention volume.

- The city would suggest considering the use of bioretention to meet the detention and water quality needs of the site.

Response: Noted. Water Quality, 10 year and 100 year storm detention has been proposed as part of this development.

► A drainage easement will be required over the detention pond and an access easement from the pond to ROW.

Response: A drainage easement has been proposed around the pond and abuts the proposed site access, utility, and fire lane easement.

► The site is located within 10,000 feet of the Buckley Space Force Base. Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/5200-33C dated 2/21/2020. These drain time limitations are intended to minimize wildlife attractants and potential interference with air traffic. The drain time limitations preclude pond designers from obtaining the full drain times recommended by the Mile High Flood District (MHFD) for Water Quality Capture Volume (WQCV) and Excess Urban Runoff Volume (EURV). The total drain times for ponds within this area is 48 hours.

Response: Acknowledged. Outlet control structure has been designed to fully drain the pond in less than 48 hours for all storm events.

► Adjacent FFE's shall be 1' above the emergency WSEL over the road, at sump inlets, and pond spillway.

Response: Acknowledged. Proposed FFEs maintain 1' clearance above emergency overflow water levels.

► Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Storm sewer routing has been detailed in the utility plan.

► Release rates should be calculated using the most conservative of values calculated based on the site's soils information, per section 6.33 of the manual, or historic runoff.

Response: Release rate has been set at the more conservative value between the City of Aurora Storm Drainage Design and technical Criteria Manual and the Mile High Flood District Urban Storm Drainage Criteria Manuals.

► Please use the city's draft impervious values for the site. <https://engageaurora.org/stormcriteria>

Response: Impervious values used have been taken from the updated Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications.

► This site will be subject to Ordinance No. 2022-46 pertaining to the use of turf and water features and any future updates to the COA Storm Drainage Design and Technical Criteria. This ordinance and criteria manual updates may impact the sizing of storm infrastructure.

Response: The proposed development will adhere to the turf and water feature restrictions as regulated.

► Digital files supporting this submittal should be uploaded at the time of first review, examples are MHFD Detention files.

Response: Preliminary drainage report has been uploaded with full appendix of supporting calculations – including MHFD detention printout.

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the



city prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the city shall be initiated in such case at the master plan level or as soon as determined with any proposed development.
- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Aurora Water will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

1.

- Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by variance, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case by case basis.
- Release rate for the detention pond shall be based upon the [“Storm Drainage Design and Technical Criteria”](#) Manual, latest revision, and in conformance with the MHFD’s MDP/OSP.
- Cross pans are not allowed across collector or arterial roadways, nor are they allowed on roadways with storm sewer systems.
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
- Storm sewer system does not extend to this site.
 - Extend storm sewer to this site, including inlets, pipes, manholes, etc.; or
 - Discharge onto the street through a chase; or
 - Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.
- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Please note that approved city documents before approximately the year 2000 are not available on the city website and must be requested by the design engineer from the Aurora Water Reviewer listed on the Pre-Application notes. Additionally, the city can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage and Civil Plan documents. In cases where city review of these documents is on-going and they may have some impact on the project, it is the design engineer’s responsibility to contact the designers of the under-review documents and coordinate designs.

Response: All points acknowledged and incorporated as necessary into preliminary drainage design and site planning.

Public Works Department



Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- ▶ A Detailed Traffic Letter will be required for this development. See below for additional information.
Response: Noted, thank you.

- ▶ Site access drive on Ventura Street shall be located no closer than 150' CL-CL from 6th Avenue (arterial).
Response: Noted, thank you.

- 6th Avenue is a state highway. Approval and access permits for the site access will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact *Steve Loeffler* at CDOT, phone number 303.757.9891. Developers/applicants are encouraged to contact CDOT early on in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es). **This letter must be received 10 days prior to the Planning Commission hearing.**
Response: Noted, thank you.

- Construction should only occur after obtaining the State Highway Access permits and the Notice to Proceed from CDOT. State Highway Access permitting is a two-step process. First obtaining the access permit and then obtaining the Notice to Proceed with the construction documents, Certificate of Insurance, and Traffic Control Plan. Having approval from Aurora for construction of the store did not mean you had approval for construction of the accesses in the State Highway right-of-way.

Response: Noted, thank you.

- Show all adjacent and opposing access points on the Site Plan.
Response: Nearby access points have been shown.
- Site access shown onto Ventura Street must be aligned with access across the street or offset a minimum of 75' to reduce turning vehicle conflicts between the two sites.

Response: Access onto Ventura Street is aligned with access across the street.

- Label the access movements on the Site Plan.
Response: Access movements are labeled on the site plan.
- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).

Response: Sight distance triangles have been shown.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Response: Note has been added.

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the



most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Response: Stop signs have been proposed at the access points.

ROW/Plat:

- Designate a Public Access Easement along Ventura Street.

Response: Public access easement over proposed sidewalk along Ventura Street right of way has been delineated on site plans and will be submitted for review and recordation.

Traffic Impact Study:

- A traffic letter will be required documenting trip generation for this site, according to standard trip generation methodology as established by ITE in Trip Generation Manual, 11th Edition. If peak hour trips do not exceed 75 vph (total), then a full Traffic Impact Study will not be required. In the case that a full TIS is not required, the applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation to/from the site and directional distribution quantifying the largest weekday peak hour and highest weekend peak hour based on the church's expected services being provided.
 - Site Circulation Plan

The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Dean Kaiser at djkaiser@auroragov.org as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

Based on our review of the Traffic Letter, additional improvements may be required.

Response: Traffic letter has been submitted according to the guidelines.

Engineering Division

The Engineering Division reviews the roadway and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- The required public improvements for this site plan include the following:
 - Ventura Street: Provide a 5.5' detached sidewalk, 8' curbside landscaping, streetlights, and a sidewalk easement or additional right of way is required for the portion of the sidewalk outside of the right of way.

Response: Sidewalk along Ventura right of way has been laid out per Aurora design standards.

- 6th Avenue: Complete the northern half of the street including pavement, curb and gutter, a 10' detached sidewalk, and streetlights. A deferral may be considered for the construction of the 6th Avenue improvements; however, the design would still be required as part of the site and civil plans.

Response: 10' sidewalk has been added along 6th Avenue right of way to connect existing sidewalk to the west with the pedestrian sidewalk ramp across Ventura St to the east. Conversations with Aurora Public Works (Jana Krell) clarified that there are no projected improvement plans along 6th Avenue scheduled in the future that we need to align our development with. Conversations with CDOT (Steve Loeffler) clarified that CDOT is not supporting any improvements along their state highway at this time. Right of way improvements along 6th Avenue have been shown to best fit the requests of the pre-



application notes while avoiding disruption to the CDOT roadway. The improvements of the recent development to the immediate east of the proposed project (Bedrock Slingers, 690 N Ventura) have been used as a reference for our initial layout of the proposed 6th Ave improvements.

- The dedication of a 25' lot corner radius at the intersection of 6th Avenue and Ventura Street is required.

Response: Linework has been shown for 25' lot corner radius to be dedicated at NW corner of 6th Avenue and Ventura Street.

- A pedestrian connection to the ROW is required.

Response: Pedestrian connections have been included with the proposed development.

► There is an existing city project along 6th Avenue which may impact the improvements to 6th. Please contact Kendra Hanagami for additional information: khanagam@auroragov.org.

Response: Contact was made with Kendra Hanagami who directed us to Jana Krell. We were informed that there are no plans for developments along this stretch of 6th Avenue at this time that we would need to incorporate into our proposed development.

► The undergrounding of the overhead electric lines along 6th Avenue are eligible to use the city's 1% undergrounding fund through Xcel. This program uses designated city funds to pay for the undergrounding of main electrical lines and is coordinated by the city. This process can take 18 months or more. The developer will still be responsible for paying for the underground lateral connection to the undergrounded main.

Response: No disruptions to the overhead electrical lines are proposed with this development. The existing condition will be protected during any construction activities unless otherwise directed.

► The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.

Response: Noted, thank you.

► The City has updated its civil plan submittal intake process and it will be effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions [here](#).

Response: Noted, thank you.

► Previously approved plans and reports can be found on the city's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.

Response: Noted, thank you.

Improvements:

Sections and details referenced in the Improvements section refer to the city's [Roadway Design and Construction Specifications \(Roadway Manual\)](#).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.

Response: Noted, thank you.

- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.

Response: Noted, thank you.

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.

Response: Noted, detailed grading of the proposed curb ramps shall be provided with the civil construction documents for review.



- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

Response: Noted, curb returns have been detailed at each driveway curb cut.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Noted. Vertical separations of 30 inches and slopes greater than 3:1 have been omitted from the proposed grading design.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for all cast in place walls and walls greater than four feet in height. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.

Response: Noted. No retaining walls are proposed with this development at this time.

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Noted. Grades in drive slope will adhere to maximum values specified.

- Streetlights are required along adjacent roadways. Please refer to the 2023 Roadway Manual for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become city-owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Streetlight locations shown on the site plan are conceptual. The streetlighting plan shall be included with the Civil Plan submittal and will determine final streetlight locations based on a photometric analysis.

Response: Proposed lighting plan has been included with the site plan submittal for review.

ROW/Easements/Plat:

- The dedication of a 25-foot lot corner radius is required at the intersection of Ventura Street and 6th Avenue.

Response: Linework has been shown for 25' lot corner radius to be dedicated at NW corner of 6th Avenue and Ventura Street.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: Proposed easement linework for sidewalk, drainage, utilities, public access, and fire lane have been included on the site plan submittal sheets.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:



- During the pre-application meeting the applicant had stated that there would not be any educational or daycare uses.

Response: Confirmed.

Advisory Comment:

On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code, and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

Response: Noted, thank you.

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC/ANSI A117.1.

- Accessibility Requirements - [Commercial](#)

Response: Noted, thank you.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such numbers in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Response: Noted, thank you.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink: [ICC Codes Online](#).

- As of Jan. 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2020 National Electrical Code.
- Using the 2021 International Building Code adopted by the City of Aurora, the site plan submittal must show the distance between new or existing property lines and proposed exterior walls of structure(s).

Response: Noted, thank you.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- [Grading Plan](#)
- [Handicap Accessible Parking Signs](#)
- [Sign Package](#)
- [Signature Block](#)

Response: The items listed shall be included within the Civil Plan package.

Emergency Responder Communication Coverage:

The 2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2021 International Fire Code (IFC) requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERCC). At the time the structure is at final frame and final electrical inspections, the
- General Contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party



will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation are at the owner or developer's expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

Where required in new buildings:

- All building construction types will be assessed for adequate radio frequency levels.
 - Exception: Group R- 3 occupancies; single-family dwellings, townhomes.
- The total building area is 50,000 square feet or more without basements.
- The total (single level) basement area is 10,000 square feet or more.
- Buildings 4 stories in height or greater.
- Use of building products such as low-emission glass.
- Building is within the shadows of other buildings.
- Highpiled storage Systems.
- The fire code official determines that acceptable radio coverage is needed for the safety and effectiveness of emergency responders.

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this site is:

- **Fire Lane Easement**
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Buildings greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
Response: Fire lane minimums have been met in site plan layout.
 - Buildings greater than 30' in height are regulated by the 2021 IFC Section D105 and require both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.
Response: Building will be over 30' and fire lanes of 26' have been proposed.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- Two fire hydrants would be needed to support this site. One would be needed on the east side of the entrance off E. 6th Ave., and the second fire hydrant will be needed near the front main entrance of the structure.
- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
- Please show the location of all fire hydrants within 400' of this site. Where fire hydrants are outside the boundaries of the site plan you can indicate the distance using a fire hydrant label or symbol with an arrow and distance.
Response: Fire hydrants have been proposed to meet IFC requirements.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2021 IFC and IBC.



General Comments:

- 2021 IFC, Section 904.14.1.1 Automatic fire-extinguishing system. The domestic recirculating or exterior vented cooking hood provided over the cooktop or range shall be equipped with an approved automatic fire-extinguishing system complying with the following:
 1. The automatic fire-extinguishing system shall be of a type recognized for protection of domestic cooking equipment. Pre-engineered automatic fire-extinguishing systems shall be listed and labeled in accordance with UL 300A and installed in accordance with the manufacturer's instructions.
 2. Manual actuation of the fire-extinguishing system shall be provided in accordance with Section 904.13.1.
 3. Interconnection of the fuel and electric power supply shall be in accordance with Section 904.13.2.
- 2021 IFC, Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
 1. The fire area exceeds 12,000 square feet (1115 m2).
 2. The fire area has an occupant load of 300 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- Fire sprinkled structures will require fire apparatus access to the fire department connection (FDC). Where the FDC is located interior of the site a dedicated fire lane easement will be
- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
Response: Sprinkler system will be designed for the proposed buildings. FDC has been shown on the plans.

Gated Entry:

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway, please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the designated Fire Code representative within the Aurora Building Division.
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction, please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

Response: No gating system is proposed with this development.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

Response: Noted, thank you.

Legend:



The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Site plan legend has been included on the site plan submittal documents.

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Photometric Plan:

- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

Response: Note is added to the photometric sheet.

- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Accessible route has been added to the photometric sheet.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- [\(Plat Note\) If Plat Contains Fire Lane Easement](#)
- [\(Site Plan Note\) Access Control Gate or Barrier Systems](#)
- [\(Site Plan Note\) Accessibility Note for Commercial Projects](#)
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) Aircraft Noise Reduction \(LDN\)](#)
 - This area is within a LDN noise mitigation area. [Sec. 22-425](#)
- [\(Site Plan Note\) Americans with Disabilities Act](#)
- [\(Site Plan Note\) Emergency Ingress and Egress](#)
- [\(Site Plan Note\) Emergency Responder Radio Coverage](#)
- [\(Site Plan Note\) Fire Lane Easements](#)
- [\(Site Plan Note\) Fire Lane Signs](#)

Response: Applicable notes have been added to cover sheet.

Site Plan Data Block:

The site plan must include a "Data Block" on the cover sheet that reflects all items indicated within the "link" that apply to your project.

Response: Data block has been added to the plan set.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- [Abutting Fire Lane or Public Access Easement to Property](#)
 - If an existing fire lane or public street must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.

Response: Acknowledged. No roadways to be removed or relocated.

- [Access to within 150 feet of Each Structure](#)



- The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2021 IFC, Section 503.1.1. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.

Response: Acknowledged.

- Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements to provide emergency access to them.

Response: Acknowledged.

- See the 2021 IFC, Section 503.1.1 that discusses fire access requirements to within 150' of "facilities" such as your parking areas.

Response: Acknowledged.

- [Access Road Width with a Hydrant](#)
- [Aerial Fire Apparatus Access Roads](#)
- [Fire Apparatus Access Road Specifications](#)
 - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.
- [Combined Fire Lane, Public Access and Utility Easements](#)
- [Construction of Fire Lane Easements and Emergency Access Easement](#)
- [Dead-end Fire Apparatus Access Roadways](#)
- [Encroachment into Emergency Access or Fire Lane Easements are Prohibited](#)
- [Grade](#)
- [Labeling of Easements on the Site Plan, Plat and Civil Plans](#)
- [License Agreement](#)
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property.
- [No Parking is allowed within a Fire Lane Easement](#)
- [Pocket Utility Easements for Fire Hydrants](#)
- [Public Street Systems Adjacent to Site](#)
- [Speed Bumps](#)
- [Snow Removal Storage Areas](#)
- [Width and Turning Radius](#)

Trash Enclosure:

Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Acknowledged. Trash enclosure has been proposed on site.

Land Development Review Services Division

The Land Development Review Services Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue:

- Lot corner radius dedication required based on engineering comments can be done by separate document.

Response: Acknowledged.

Subdivision Plats:



- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current [Subdivision Plat Checklist](#). Plat review may run concurrently with your other Planning Department submittals.

Response: It was determined by Darren Akrie there is no need to replat based on not dividing the lot. This lot is a remnant lot from multiple replats.

Site Plans:

A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services [Subdivision Plat Checklist](#).

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.
- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:
 - [Dedications Packet](#)
 - [Easement Release](#)
 - [License Agreement Packet](#)
- **Offsite easement dedications** may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes **about 8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.
- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Land Development Review Services specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Land Development Review Services, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.
- The developer may need to **dedicate new easements and/or street right-of-way** on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Land Development Review Services specifications which are found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about **8 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.
- No portion of any roofed structure or footings may encroach into any easements, you may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, monument signs, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements



can be found in the [License Agreement Packet](#). It takes **8 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Leslie Gaylord* at 303.739.7901 for additional details and contact information.

Response: All points acknowledged.

